



BENSALEM TOWNSHIP

Building and Planning Department
2400 Byberry Road • Bensalem PA 19020
215-633-3644 • FAX 215-633-3653

Exhibit Z-4

Zoning Hearing Board

Appeal Number: _____

Township of Bensalem, Bucks County, Pennsylvania Notice of Appeal

Appeal is hereby made by the undersigned from the action of the Zoning Officer.

Check applicable item(s):

- ☐ Certification of Non-Conforming Use
- ☐ Application for Validity Challenge
- ☐ Administrative Officer in refusing my application for a building permit dated: _____
- ☐ Special Exception
- ☒ Variance from the terms of the Zoning Ordinance of the Township of Bensalem

Appellant Name: A.T. Chadwick Company, Inc.

Address: 100 Dunksferry Road
Bensalem, PA 19020

Phone No. _____

Owner's Name: Albert T. Chadwick

Address: 100 Dunksferry Road
Bensalem, PA 19020

Phone No. _____

Attorney Name: _____

Address: _____

Phone No. _____

Interest of appellant, if not owners (agent, lessee, etc.): _____

1. Application relates to the following:

Check items if applicable:

- | | |
|---|---|
| <input type="checkbox"/> Use | <input type="checkbox"/> Lot Area |
| <input type="checkbox"/> Height | <input type="checkbox"/> Yards |
| <input type="checkbox"/> Existing Building | <input checked="" type="checkbox"/> Proposed Building |
| <input type="checkbox"/> Occupancy | |
| <input checked="" type="checkbox"/> Other: (describe) | <u>new parking / Proposed Building</u> |
-
-

2. Brief description of Real Estate affected:

Tax Parcel Number: 02-068064

Location: 100 Dunksferry Road, Bensalem, PA 19020

Lot Size: 15.992 AC

Present Use: Office / Parking

Proposed Use: Office Building / Additional Parking

Present Zoning Classification: R-55 Riverfront Revitalization District

Present Improvement upon Land: Office & industrial buildings along with parking

Deed recorded at Doylestown in Deed Book 0220 Page 879

3. If this is an appeal to challenge, provide statement and/or basis for challenge to the validity of the zoning ordinance.

N/A

4. If this is an Appeal from action of the Zoning Administrative Officer then complete the following:

Date Determination was made: N/A

Your statement of alleged error of Zoning Administrative Office: _____

5. Specific reference to section of the Zoning Ordinance upon which application for special exception or variance is based (if special or variance is desired): A variance is requested from Section 232-275 (2) for lot coverage which is required to be 55% and from the required natural state area for the site which is required to be no less than 45%

6. Action desired by appellant or applicant (statement of relief sought or special exception or variance desired):

We are requesting a variance be granted allowing proposed lot coverage of 74.2% and proposed remaining natural state area of 25.7%

7. Reasons appellant believes board should approve desired action (refer to section or sections of ordinance under which it is felt that desired action may be allowed, and not whether hardship is (or is not) claimed, and the specific hardship.

We believe the requested variances should be granted since the site is already non-conforming with an existing lot coverage of 72% and a remaining natural state area of 28%. We located the proposed additions and parking with additional planting areas in locations that were already impervious surface to minimize the impact on the site
~~SEE ATTACHMENT FOR ADDITIONAL RESPONSE~~

8. Has previous appeal or application for special exception or variance been filed in connection with these premises?

☒ YES ☐ NO

Specifications of errors must state separately the appellant's objections to the action of the zoning administrative office with respect to each question of law and fact which is sought to be reviewed.

I, hereby depose and say that all of the above statements and the statements contained in any papers or plans submitted herewith, are true to the best of my knowledge and belief.

March 15, 2016

Appellant's or Owner's Signature

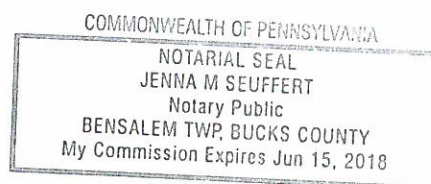
Date

Sworn to and subscribed before me this

15th day of March 2016

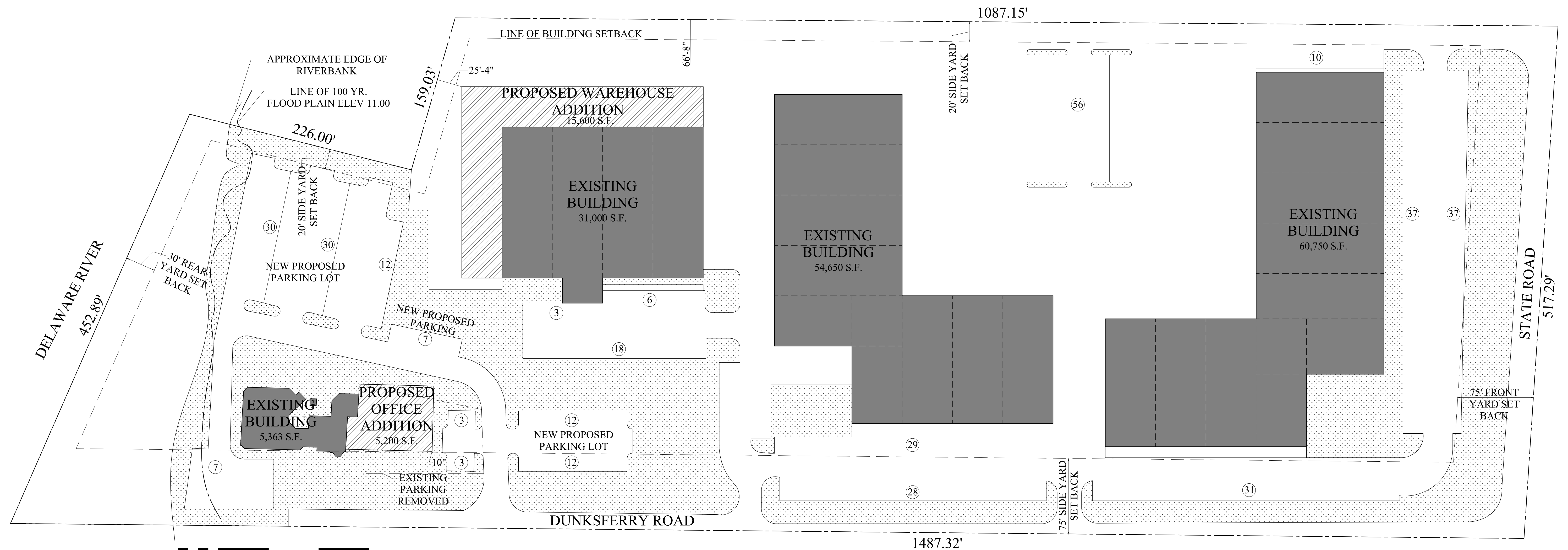
Notary Public

My commission expires: 6-15-2018



CONTINUED FROM PAGE 6
ADDITIONAL RESPONSE FOR ITEM 7:

We are only increasing the site lot coverage by 2.2% and reducing natural state area by 2.3% less than what is currently on site. Our proposed building coverage is 10.3% below the maximum 35% allowed by the zoning the the R-55 district. The lot coverage and natural state area is mostly being utilized to provide the required parking per Bensalem Township ordinance section 232-586 Off-Street Parking. The owner is looking to stay at the existing site in Bensalem and continue to grow his existing business. In order to do so, expansion of the existing buildings is required. By expanding the buildings, he needs to meet the parking requirements which is forcing him to increase the existing lot coverage over what is allowed.



SITE PLAN
SCALE 1" = 50'

STATE ROAD & DUNKSFERRY ROAD, BENSALEM, PA *			
ZONING DISTRICT	R-55		
LOT SIZE	15.996 ACRES (696,785 S.F.)		
	ALLOWED	EXISTING	PROPOSED
BUILDING COVERAGE	243,874 S.F. (35%)	151,763 S.F. (21.7%)	172,563 S.F. (24.7%)
LOT COVERAGE	383,231 S.F. (55%)	497,662 S.F. (72%)	517,390 S.F. (74.2%)**
NATURAL SPACE	313,553 S.F. (45%)	199,123 S.F. (28%)	179,395 S.F. (25.7%)**

* SITE INFORMATION DEVELOPED FROM PLANS ORIGINALLY PREPARED BY WILLIAM G. MAJOR ASSOCIATES DATED JULY 8, 2002

** PROPOSED CHANGES WOULD REQUIRE ZONING VARIANCE

PARKING REQUIREMENTS		
1 PARKING SPACE PER 200 S.F. OF GROSS LEASABLE SPACE		
		REQUIRED
EXISTING OFFICE	7,383 S.F.	37 SPACES
PROPOSED OFFICE	15,600 S.F.	78 SPACES
TOTALS	22,983 S.F.	115 SPACES
TOTAL SPACES PROVIDED		116 SPACES

A.T. Chadwick

100 Dunks Ferry Road

Bensalem, PA 19020

Proposed Site Improvements

THE ARCHITECTURAL PLANS AND ELEVATIONS ARE ARCHITECTURAL CONCEPTS. DETAILS AND DIMENSIONS SHOWN MAY VARY FROM FINAL ARCHITECTS PLANS AND BUILDER FIELD CHANGES.



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2/16/16



BENSALEM TOWNSHIP

Building and Planning Department

Office 215-633-3644 • Fax 215-633-3753

Matthew K. Takita

Director of Building and Planning

2400 Byberry Road • Bensalem, PA 19020

February 5, 2016

A.T. Chadwick Co. Inc.
100 Dunksferry Rd
Bensalem, PA 19020

Project:	OFFICE ADDITION
Project Address:	100 DUNKSFERRY RD BENSALEM, PA 19020
Tax Parcel:	02-068-064
Property Owner:	SAME AS ADDRESSED
Permit Status:	APPLICATION DENIED

Electronic Review Status

Dear Sir/Madam:

A review was conducted on the application for the referenced project pursuant to Chapter 232 ZONING. The attached sheets show what was found during the review and this information is required to complete the permit application for the above referenced project.

The review process utilizes Adobe Acrobat allowing reviewers to make their comments directly on the plan pages. These comments are tracked throughout the review and a printed summary serves as the basis for a rejection on the project until required changes have been made. The attached sheets will show an image of the plan page including its associated comments with connector lines. Only those pages of the plans that require a revision have been generated and included.

You are required to resubmit plans with revisions and will need to burn the **complete** set of plans with revisions to a new disc. Return it to the Building & Planning Department. You are to include a summary list of **all** changes that were made to the plans including those required by the Township. For each change made to the plans, note the sheet number, drawing title, and a brief description of the change made. Please label the disc with the project address, date and revision number to distinguish it from any earlier submissions.

It is our intent that you receive as few rejections as possible and provide reviewers a more efficient method for completing the review by utilizing the comments summary. The print dialog box should include the following summary options:

- * Layout - Document and comments with connector lines on single pages
- * Font Size - Large font size
- * Include - all comments
- * **Clear** - the checkbox to NOT include pages containing no comments

It is possible that upon receipt of the revised plans, additional items for compliance may be required. This letter shall serve as formal notice that your permit application has been rejected for said project until such time as the requested information has been provided.

You have the right to appeal this rejection letter. Applications for the Zoning Hearing Board can be obtained from the Building and Planning Department located in the Municipal Building at 2400 Byberry Road, Bensalem.

Respectfully,

Harold W. Gans, P.E., P.L.S.
Township Engineer

Email address _____

HWG/lva
Enclosures

